

Madras Movie Theater
Real Estate Plus FF&E
14,056 SF | 1.06 AC | \$2,700,000

FOR SALE
1101 SW Hwy 97
Madras, Oregon



Rare Opportunity to Own a Movie Theater in Central Oregon!



Joel Thomas, CCIM | Dan Kemp, CCIM
Peter May, CCIM

600 SW Columbia St., Ste. 6100 | Bend, OR 97702
541.383.2444 | www.compasscommercial.com

COMPASS 
Commercial
Navigating Your Success REAL ESTATE SERVICES

Real Estate Plus FF&E

Sale Price: \$2,700,000

Property Details

Bldg. Size:	14,056 SF
Lot Size:	1.06 Acres
Year Built:	2011
CAMs:	Est. at \$0.42-\$0.45/SF/Mo.
Zoning:	C1
Parking:	Ample parking shared in common with the surrounding businesses

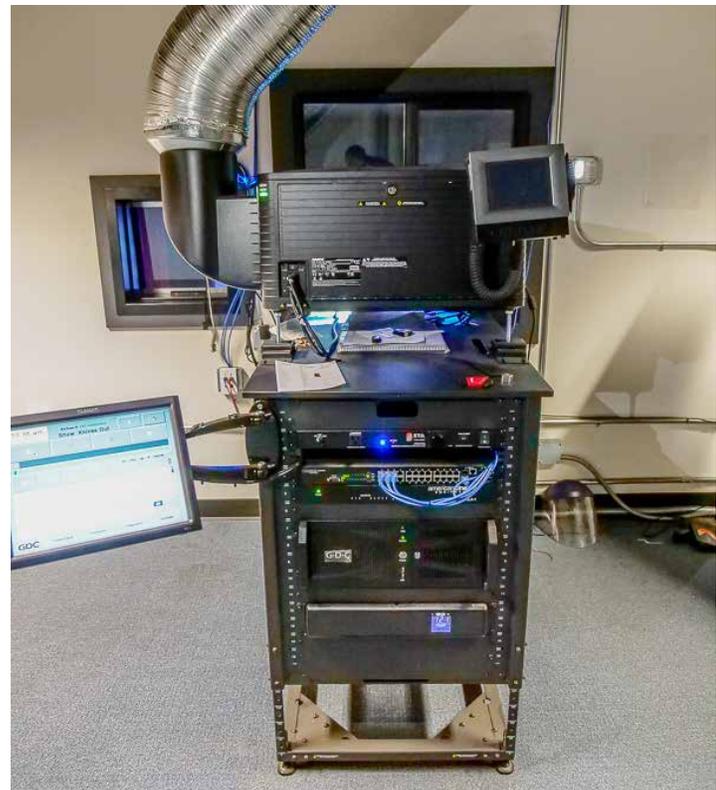
Opportunity Description

This is a rare opportunity to own a fully operational movie theater in Central Oregon! Built in 2011, this five-screen theater caters to the captive audience of Jefferson County but draws clientele from all over Central Oregon. The offering consists of a 14,056 square foot building situated on approximately 1.06 acres of land and includes all furniture, fixtures and equipment. The property is situated along Highway 97 and is in the same shopping center as KFC, O'Reilly Auto Parts and Fernius Kidney Care.

The five auditoriums have a total of 408 seats with each theater ranging from 46-148 seats. All the movie projectors were recently upgraded from 35mm to digital screens. The largest auditorium is a Silver Screen which allows for 3D movies. The concessions stand currently offers the typical movie theater fare: popcorn, soda and candy. There is upside potential for a new operator to offer additional concessions including beer, wine and pizza as well as private parties and video game nights.

Highlights

- Turnkey movie theater with five screens
- Auditoriums range from 46-148 seats
- Digital projectors on all screens
- Largest auditorium equipped for 3D showings
- Offering includes all furniture, fixtures and equipment
- Only movie theater in Madras and one of only a handful in all of Central Oregon
- Upside potential through increased offerings including private parties, increased concessions, and alcohol sales
- Located in the same shopping center as KFC, O'Reilly Auto Parts and Fernius Kidney Care



FOR SALE

1101 SW Hwy 97
Madras, Oregon



FOR SALE: Madras Movie Theater

1101 SW Hwy 97, Madras, Oregon



Joel Thomas, CCIM

jthomas@compasscommercial.com



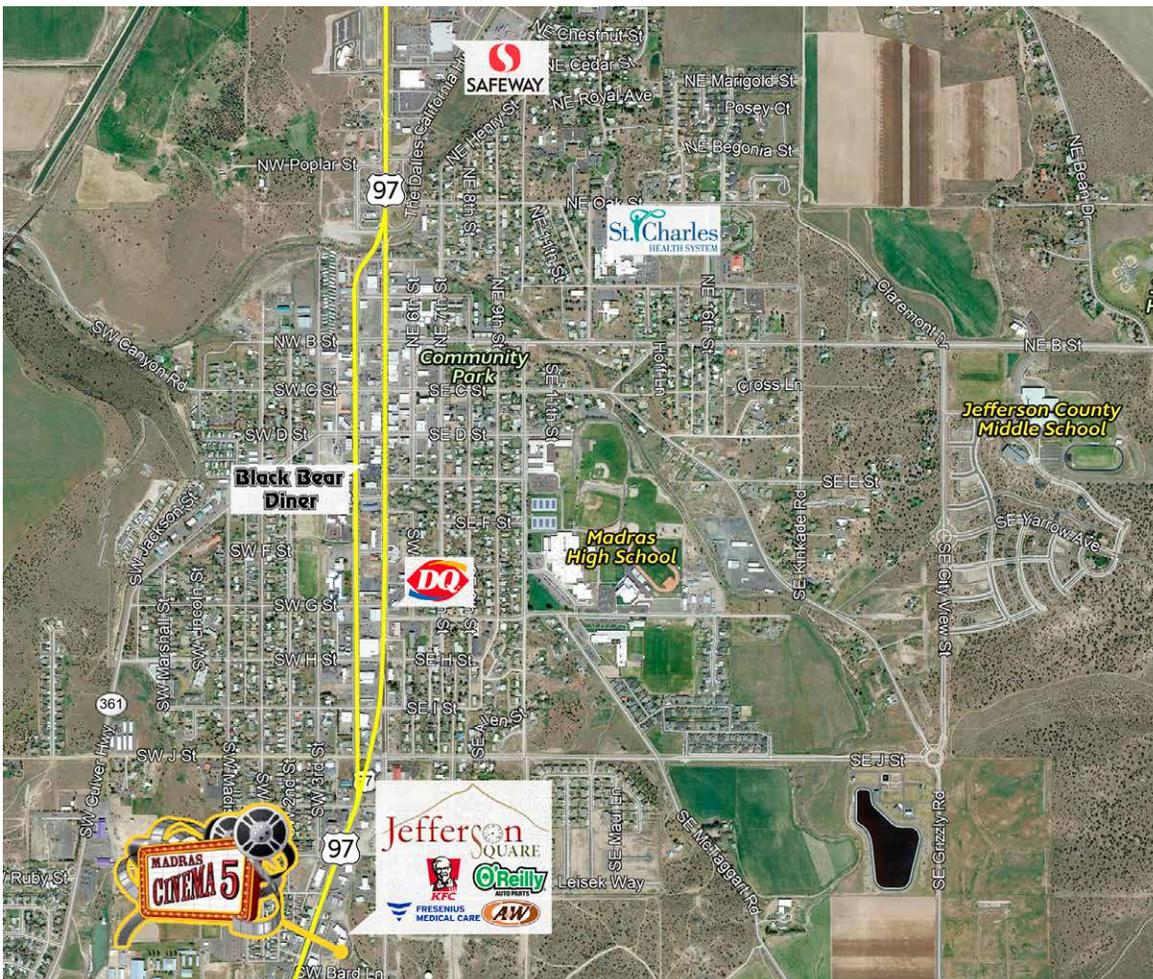
Dan Kemp, CCIM

dkemp@compasscommercial.com



Peter May, CCIM

pmay@compasscommercial.com



Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.

COMPASS Commercial
REAL ESTATE SERVICES

541.383.2444